

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	11		
% of Funds Committed	94.90 %	94.14 %	4	92.63 %	69	67	
% of Funds Disbursed	93.26 %	91.24 %	2	86.67 %	92	85	
Leveraging Ratio for Rental Activities	3.56	3.62	7	5.03	37	40	
% of Completed Rental Disbursements to All Rental Commitments***	99.98 %	98.59 %	6	88.14 %	85	49	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.89 %	80.71 %	5	76.19 %	68	57	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.02 %	76.39 %	6	81.48 %	32	27	
% of 0-30% AMI Renters to All Renters***	53.18 %	50.65 %	4	45.62 %	71	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.81 %	87.26 %	8	96.17 %	10	10	
Overall Ranking:			In State:	3 / 11	Nationally:	71 65	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,171	\$15,174		\$28,750	2,456 Units	33.70 %	
Homebuyer Unit	\$23,778	\$14,270		\$15,714	1,542 Units	21.10 %	
Homeowner-Rehab Unit	\$19,876	\$16,158		\$21,140	3,297 Units	45.20 %	
TBRA Unit	\$0	\$2,761		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$38,464	\$63,047	\$21,330
State:*	\$69,654	\$77,033	\$18,074
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.6	13.2	22.4	0.0	Single/Non-Elderly:	35.4	26.4	22.6	0.0
Black/African American:	64.6	55.8	53.7	0.0	Elderly:	6.9	7.8	36.2	0.0
Asian:	0.6	2.6	2.3	0.0	Related/Single Parent:	35.7	30.2	17.6	0.0
American Indian/Alaska Native:	0.6	0.5	0.3	0.0	Related/Two Parent:	14.3	23.6	15.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.6	3.5	7.6	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.4	0.1	0.0	0.0					
Other Multi Racial:	0.2	0.1	0.4	0.0					
Asian/Pacific Islander:	0.5	1.2	0.6	0.0					
ETHNICITY:									
Hispanic	17.1	17.6	19.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.5	19.2	35.3	0.0	Section 8:	7.5	1.8 [#]		
2 Persons:	24.8	18.4	24.5	0.0	HOME TBRA:	0.0			
3 Persons:	18.4	19.6	14.9	0.0	Other:	2.5			
4 Persons:	13.2	18.4	11.2	0.0	No Assistance:	90.1			
5 Persons:	7.5	7.8	7.3	0.0					
6 Persons:	2.4	4.8	3.9	0.0					
7 Persons:	0.6	1.7	1.0	0.0					
8 or more Persons:	0.4	1.6	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			21	

* The State average includes all local and the State PJs within that state

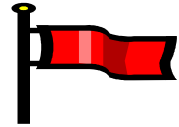
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 71
 (Percentile)
 State Rank: 3 / 11 PJs Overall Rank: 65
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	99.98	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	80.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.02	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	86.81	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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